TABLE OF CONTENTS

INTRODUCTION

_	PTER 1. GENERAL PROVISIONS			
1-1				
1-2				
	1-2.1 Authority			
	1-2.2 Planning Commission has Met State Law			
4.2	1-2.3 Enforcing Officer			
1-3	Purpose 1-3.1 Purpose			
	1-3.2 Provision of Options			
	1-3.3 How to Use these Regulations			
1-4	Declaration of Development Preference			
1-5	Jurisdiction			
1-6				
1-7				
1-8	Saving Provision			
1-9	Effective Date of the Regulations			
	1-9.1 Effective Date of the Regulations			
	1-9.2 Subdivisions Submitted or Approved Prior to the Effective Date			
1-10	Amendments			
	1-10.1 Enactment			
	1-10.2 Codification and Distribution			
1-11				
	1-11.1 General			
	1-11.2 Procedures			
	1-11.3 Conditions			
	1-11.4 Additional Findings			
1-12	Vacation of Streets, Easements, or Other Public Facilities			
	1-12.1 Planning Commission Approval			
	1-12.2 Vacations After Sale of Lots			
СНАЕ	PTER 2. PROCEDURES FOR PLAT APPROVAL			
2-1				
	2-1.1 Review Procedures			
	2-1.2 Classification of Subdivisions			
	2-1.3 Official Submission Date			
	2-1.4 Coordination of Zone Change Application with Subdivision Approval			
	2-1.5 Reserve Parcels			
2-2	Approval Procedure for Partitions			
	2-2.1 Procedure for Partitioning			
	2-2.2 Partitioning Large Tracts into Not More than Two Lots			
2-3	Concept Plan			
	2-3.1 Concept Plan Pre-application Conference			
	2-3.2 Application Procedure and Requirements			
	2-3.3 Approval Procedures			
	2-3.4 Process for Planning Commission Hearing			
	2-3.5 Revisions to Approved Concept Plans			

2-4 Development Plan

- 2-4.1 Application Procedure and Requirements
- 2-4.2 Staff Review
- 2-4.3 Decision on Development Plan
- 2-4.4 Expiration of Development Plan
- 2-4.5 New Information

2-5 Final Subdivision Plat

- 2-5.1 Application Procedure and Requirements
- 2-5.2 Requirements for Improvements
- 2-5.3 Staff Review
- 2-5.4 Decision on Final Subdivision Plat
- 2-5.5 Expiration of Final Subdivision Plat
- 2-5.6 Vested Rights

2-6 Recording of Plat

2-7 Phasing Major Subdivision Plats

2-8 Resubdivision of Land

2-8.1 Procedure for Subdivision Where Future Resubdivision is Foreseen

2-9 Miscellaneous Platting Situations

- 2-9.1 Converting Parcels to Building Sites
- 2-9.2 Combine Two or More Lots
- 2-9.3 Shifting Lot Lines
- 2-9.4 Dedication of Right-of-way, Public Use Lands, or Easements

CHAPTER 3. GENERAL REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN

3-1 General Requirements

- 3-1.1 General Requirements
- 3-1.2 Conformance to Applicable Rules and Regulations
- 3-1.3 Subdivision and Street Names

3-2 Monument Requirements

- 3-2.1 Monument Requirements
- 3-2.2 Control Monuments
- 3-2.3 Internal Monuments and Lot Pins

3-3 Suitability of the Land

- 3-4.1 Suitability of the Land
- 3-4.2 Critical Lots
- 3-4.3 New Critical Lots
- 3-4.4 Prior to Concept Plan Approval
- 3-4.5 Critical Lot Plan Required
- 3-4.6 Grade Changing
- 3-4.7 Grade Changing Devices

3-4 Lot Requirements

- 3-4.1 Lot Arrangement
- 3-4.2 Lot Dimensions
- 3-4.3 Double Frontage Lots
- 3-4.4 Access from Arterial or Collector Streets
- 3.4.5 Lot Drainage
- 3-4.6 Relationship to Watercourses

3-5 Lot Subdivision Comparability

- 3-5.1 Lot Subdivision Comparability
- 3-5.2 Exceptions

		Comparable Lots
	3-5.4	Excluded Lots
	3-5.5	Lot Comparability Procedures
3-6	Blocks	3
	3-6.1	Block Widths
	3-6.2	Block Lengths
	3.6.3	Considerations for Block Length, Width, and Shape
	3-6.4	Easements Through Blocks
3-7	Improv	vements
	3-7.1	Authorization to Construct Improvements
		Construction of Improvements
	3-7.3	Completion of Improvements
3-8		ements for Sidewalks and Related Pedestrian Facilities
	3-8.1	Requirements for Sidewalks on New Subdivision Streets
		Requirements for Sidewalks on Existing Streets Fronting the Property
		Subdivided
	3-8.3	Contribution to the Pedestrian Network as an Alternative to Sidewalk
		Installation
	3-8.4	
		Sidewalk Encroachments/Obstructions
		Sidewalk Tree Preservation
		Sidewalk Pedestrian Easements
3-9		rements for Streets
		General Requirements
		Street Design Standards
	3-9.3	Additional Regulations for Private Street
		Street Construction and Related Requirements
3-10		rements for Dedication, Reservations, or Improvements
	•	Application
		Undeveloped Property
		Developed Property
		Required Improvements or Dedications
		Relationship to Scenic Routes
		Conservation Easements for Greenways
		Park Dedications
3-11		tions During Construction
		Inspections During Construction
		Pre-construction Conference Required
		Outline for Construction Process
		Inspection Schedule
3-12		Name, Regulatory and Warning Signs for Public Streets
•		Signage Requirements
		Street Name Signs
		Regulatory and Warning Signs
3-13		Names, Regulatory and Warning Signs for Private Streets
0 .0		Installation Requirements
	3-13.2	•
		Planned Unit Development
3-14		ge and Storm Sewers
		General Requirements
		Storm Water Facilities
	~	

3-14.3 Dedication of Drainage Easements

3-15 Public Water Facilities

- 3-15.1 Installation of Water Facilities
- 3-15.2 Compliance

3-16 Sewerage Facilities

- 3-16.1 General Requirements
- 3-16.2 Mandatory Connection to Public Sewer System or Provision for Future Connection
- 3-16.3 Specifications

3-17 Underground Utilities

3-17.1 Underground Utilities

3-18 Referral to Public Body

CHAPTER 4. CONSERVATION SUBDIVISIONS

4-1 Purpose

4-2 Applicability

- 4-1.1 Applicability
- 4-1.2 Additional Applicable Land Use Policy Categories
- 4-1.3 Zoning Code Requirements

4-3 Minimum Area of Subdivision

- 4-3.1 Minimum Area
- 4-3.2 Waiver of the Minimum Area Requirements

4-4 Approval Procedures

- 4-4.1 Required Pre-Application Conference
- 4-4.2 Planning Commission Review
- 4-4.3 Quality of the Conservation Lands
- 4-4.4 Specific Limitations and Requirements
- 4-4.5 Additional Requirements and Review for the Concept Plan
- 4-4.6 Additional Requirements and Review for the Development Plan
- 4-4.7 Additional Requirements and Review for the Final Subdivision Plat

4-5 Lot Yield

4-6 Lot Requirements

- 4-6.1 Lot Dimensions
- 4-6.2 Lot Frontage
- 4-6.3 Lot Frontage on an Open Space
- 4-6.4 Multiple Lots on a Common Access Easement

4-7 Conservation Lands

- 4-7.1 Conservation Lands
- 4-7.2 Primary Conservation Areas
- 4-7.3 Secondary Conservation Areas
- 4-7.4 Additional Lands Set Aside

4-8 Lot Arrangement

- 4-8.1 Four Step Design Process for Conservation Subdivisions
- 4-8.2 Step 1: Delineation of Conservation Lands
- 4-8.3 Step 2: Location of Building Areas
- 4-8.4 Step 3: Alignment of Streets and Trails
- 4-8.5 Step 4: Drawing in the Lot Lines

4-9 Requirements for Design and Improvement

- 4-9.1 Standards for Conservation Subdivisions
- 4-9.2 Relationship to Scenic Routes
- 4-9.3 Street design in Conservation Subdivisions

	4-9.4	Requirements for Alleys			
	4-9.5	9.5 Supporting Agricultural Uses			
	4-9.6	Connecting Open Spaces and Access to Open Space			
	4-9.7	Clearly Delineated Conservation Lands			
	4-9.8	Areas of Common Sewage Disposal for Individual Sewage Disposal			
		Systems			
		owners' Association			
	4-10.1 Homeowners' Association Required				
4-10.2 Bylaws					
		Required Information			
Ownership of Conservation Lands					
4-11.1 Ownership Alternatives					
	4-11.2 Homeowners' Association				
	4-11.3 Legal Instrument for Permanent Protection				
	4-11.4 Alternative to Conservation Easement				
	Conservation Easement Holder				
		4-12.1 Conservation Easement Holder Alternatives			
	4-12.2 Conservation Easement Holder in Place				
Maintenance of Conservation Lands					
		Conservation Lands Management Plan			
	4-11.2	Maintenance of Natural Features			

CHAPTER 5. WALKABLE SUBDIVISIONS

5-1 Purpose

4-10

4-11

4-12

4-13

- 5-1.1 Purpose
- 5-1.2 Design

5-2 Applicability

- 5-2.1 Applicability
- 5-2.2 Standards for Walkable Subdivisions

4-11.3 Tax Assessment of Conservation Lands

5-2.3 Alternative Standards

5-3 Lot Requirements

- 5-3.1 Frontage
- 5-3.2 Cottage Subdivision
- 5-3.3 Subdivisions for Attached Housing
- 5-3.4 Residential Lots Fronting on an Arterial or Collector
- 5-3.5 Non-Residential and Mixed-Use Lots Fronting on an Arterial or Collector

5-4 Requirements for Alleys

5-5 Blocks

- 5-5.1 Block Widths
- 5-5.2 Block Lengths
- 5-5.3 Block Perimeters
- 5-5.4 Easements Through Long Blocks

5-6 Minimum Sidewalk Width

5-7 Requirements for Streets and Pedestrian Access

- 5-7.1 Purpose
- 5-7.2 Street Pattern
- 5-7.3 Street Design Standards
- 5-7.4 Through Streets and Pedestrian Access
- 5-7.5 Extension of Temporary Public Dead-end Streets and Pedestrian Access

	5-7.6	Future extension of Proposed Temporary Dead-end Streets and		
	-	Pedestrian Access		
		Pedestrian Access Easements New Pedestrian Access Easements		
		Loop Streets		
		Cul-de-sacs		
		Requirements for Cul-de-sacs		
		Sidewalks Not Required		
5-8		onal Requirements for Streets and Pedestrian Access in Non-		
		ential and Mixed-Use Subdivisions		
		Pedestrian Access Required		
		Requirements for Internal Vehicular Circulation		
		Pedestrian Access		
5-9		ces from Access Standards		
		Variances		
		Circumstances for Variances		
5-10	Unifie	d Plat of Subdivision		
5-11	Open :	•		
		Open Space Required.		
	5-8.2 T	ypes of Open Space		
СНАР	TER 6.	ASSURANCE FOR COMPLETION AND MAINTENANCE OF		
IMPR (OVEME	NTS		
6-1	Improv	vements and Performance Bond		
	6-1.1	Performance Bond		
	6-1.2	Composition of Performance Bond		
	6-1.3	Temporary Improvements		
		Costs of Improvements		
		Governmental Agencies		
		Failure to Complete Improvements		
6-2		etion of Improvements		
6-3	•	se, Reduction, or Extension of Performance Bond		
		Certificate of Satisfactory Completion		
		Reduction of Performance Bond		
	6-3.3	Extension of Performance Bonds		
	6-3.4	Release of Bonds in Conservation Subdivisions		
	6-3.5			
6-4		enance of Improvements		
6-5		tion of Bond		
6-6	Certification of Private Street Completion			
6-7		sition of Liquidated Securities		
СНАР	TER 7.	DEFINITIONS		
7-1	Usage			
	7-1.1	Usage		
	7-1.2	Meaning of Terms		
7-2		and Terms Defined		

CHAPTER 8. ADOPTION OF REGULATIONS AND AMENDMENTS

8-1 Original Enactment

- 8-1.1 Original Enactment
- 8-1.2 Public Hearing
- 8-1.3 Public Hearing Notice
- 8-1.4 Signatures

8-2 Codification of Amendments

- Appendix A. Plat Certificates
- Appendix B. Critical Lots Plans and Procedures
- Appendix C. Outline for Construction

Staff Contacts

List of Figures

- Figure 3-1: Sidewalk Dimensions
- Figure 3-2: Sidewalk Encroachments/Obstructions
- Figure 3-3: Alternatives to Cul-de-Sacs
- Figure 4-1: Lot Frontage on an Open Space*
- Figure 4-2: Four-Step Design Process for Conservation Subdivisions*
- Figure 4-3: Relationship to Scenic Routes*
- Figure 4-4: Alternatives to Cul-de-Sacs
- Figure 5-1: Cottage Subdivisions
- Figure 5-2: Residential Lots Fronting on an Arterial or a Collector
- Figure 5-3: Alternatives to Cul-de-Sacs
- Figure 5-4: Pedestrian Access
- Figure 5-5: Sidewalks not Required
- Figure 5-6: Internal Vehicular Circulation
- Figure 7-1: Pedestrian Benefit Zones

^{*}Adapted from illustrations from Randall Arendt's "Growing Greener: Putting Conservation into Local Codes" (November 1997) and "Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhoods, Old and New" (April 2004).